

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
JULY 15, 2014 AGENDA**

Subject:	Action Required:	Approved By:
Driveway spacing variance Section 31-210(e)(3) Slim Chickens northeast corner of Cantrell Road (Highway 10) and Keightley Drive	Ordinance Resolution Approval Information Report	
Submitted By: Public Works Department		Bruce T. Moore City Manager
SYNOPSIS	Authorizes a variance from Section 31-210(e)(3), General Access and Circulation, for the driveway spacing on other commercial streets for Slim Chickens to be located at the northeast corner of Cantrell Road (Highway 10) and Keightley Drive.	
FISCAL IMPACT	None	
RECOMMENDATION	Approval of the ordinance.	
CITIZEN PARTICIPATION	N/A	
BACKGROUND	The applicant, Slim Chickens, proposes to construct a restaurant with a drive-thru on the vacant property located at the northeast corner of Cantrell Road (Highway 10) and Keightley Drive. On the Master Street Plan, Cantrell Road is classified as a Principal Arterial Street and Keightley Drive is classified as a Commercial Street. The property has approximately 200 feet of frontage on Cantrell Road and 130 feet of frontage on Keightley Drive.	

BACKGROUND

The applicant proposes a right-in/right-out driveway on Cantrell Road and a full access driveway on Keightley Drive. The Cantrell Road driveway location has been approved by the Arkansas State Highway and Transportation Department and the Public Works Department as required by Sec. 31-210(e)(1) of city code. The Keightley Drive driveway location was recommended to be presented to the Board of Directors for approval.

The applicant seeks a variance from City Code, Section 31-210(e)(3), General Access and Circulation, which states the driveway spacing on commercial streets shall be 200 feet or more from other driveways and from an intersecting collector street or street with a higher classification. The code continues and also states the minimum driveway spacing from the property line shall be 100 feet or more.

Staff recommends approval of the variance from Section 31-210(e)(3), General Access and Circulation, for the driveway spacing on commercial streets for the proposed Slim Chickens to be located at the northeast corner of Cantrell Road (Highway 10) and Keightley Drive. The driveway is proposed to be located approximately eighty-three (83) feet from the north right-of-way line of Cantrell Road; approximately thirty-two (32) feet from the existing driveway to the north; and approximately twenty-five (25) feet from the north property line.